



*New dock entrance lighting*



SIP Owners,

This year has been very productive for South Island Plantation and never before has SIP been as beautifully maintained and is now marketable as a success story.

Change can be difficult to accept for former board members and some owners. Soon after the HOA fee reduction was corrected, former board members began to accuse the current board of criminal wrongdoing and started a campaign to discredit the current board. A complaint was filed with the state by a former board member; however, the state closed the file finding no inappropriate actions by the current board. The accusations were baseless and meant to cast a shadow on the current board's efforts.

Any questions concerning the board's actions should be directed to the management company (First Service Residential) as they are legally required to provide the facts as opposed to rumors and false allegations. Fiduciary responsibility is the #1 priority of board members as well as HOA leadership, and the new board was elected to protect the financial and structural security of South Island Plantation.

The former board's decisions and actions have amounted

to a loss of over \$175,000 due to the negligence of the dock system and stand pipe maintenance. Additionally, the improper reduction of the HOA fee resulted in a loss of about \$500,000 in revenue over 3 years. The former board entered into a contract with Kim Parvo of Rivertown Management to implement a wedding venue business at SIP. They failed to investigate her background, practice due diligence, create a proper escrow for deposits, and overall supervision. Their negligence resulted in a lawsuit brought forth by Rivertown Management and was settled on April 28th at the cost of \$12,500, including attorney fees to SIP. This lawsuit removed all profit from the wedding venue business.

#### **UPDATES AND ACHIEVEMENTS**

- Our property management company is now a part of First Service Residential. The staff at Community Management group will remain the same with Leidy Gray as the property manager and contact person for any issue or question you may have. FSR is the largest property management company in North America.
- The renovation of the dock on the south end of Oak Lawn Terrace has been completed.

## **ANNUAL OWNER MEETING**

**JUNE 1, 2019 – 10AM**

**Lunch will be served**



To date over 500 irrigation heads have been replaced

- All downed trees on owners' lots have been removed.
- The new SIP entry signage and street signs will be installed by the end of May.
- The long-awaited completion on the irrigation system work is finished, and the entire system is now working correctly. The investment should provide years of excellent service and most importantly, a landscape that thrives. Overall, curb appeal throughout SIP is a priority for a property of this stature to be appealing and successful.
- The landscaping in front of the gatehouse now looks beautiful and was paid for by Inest Coastal Realty, the onsite real estate agency. This is the first time the gate has ever been staffed. An Inest realtor will be there five days a week and hopefully seven days a week at no cost to the membership.
- After reviewing five bids on the entire maintenance of South Island Plantation, Earthcare was awarded the contract. The property will improve significantly with the company being onsite an average of five days a week, unlike the previous landscaping being assigned to one vendor and all other work subcontracted to expensive outside vendors. The only areas not covered by Earthcare's services are projects that will require specialty vendors include operating gate repairs, HVAC repair/ replacements, electrical, major plumbing, and the maintenance of the pool chemical and filtration system.
- The board has made progress on how the new dock system design should be designed. The goal is for owners to dock their boats 24/7 year-round and restricted to owners use only. Our research and due diligence will ensure the system is successful and specifically designed for the depths of water at SIP. Having a viable, attractive dock system will improve property values immensely. The goal is to have the dockage approved and in place by the



Drive on Dock System

- end of winter.
- We received an excellent bid to replace broken gym equipment, and if the budget allows, the equipment will be replaced.
- Access to the pool will be installed soon with a swipe card system along with strict rules enforced to ensure this area is restricted to owners and their guests.
- Design and installation of the dock gate will include access with a swipe card system.
- Plans are to have the walk/bike trail (about 3 miles total) repaired and resealed this winter.

### LOT MARKERS AND SALE SIGNS

All lot markers are going to be removed June 30th as they have fallen into terrible disrepair and are an eyesore on the property. Lot owners have the option to purchase the newly designed marker, and we recommend that you order this a few weeks before the deadline. The new design also allows the lot marker to include secondary signage for lots listed for sale with a contact number. If you do not order your new lot marker before the deadline, the exact location of your marker will be lost after the removal and you would be responsible for a survey to locate the exact center. Having the new marker installed is recommended even if you do not have your lot on the market (see enclosed sample and information.)



Walk/bike path surface to be repaired and recoated Winter 2019



*12 year old lot markers to be removed*

## **INEST COASTAL REALTY**

As was explained in previous newsletters, the idea for Inest Coastal Realty came about for a few reasons. Presently there are about 40 lots on the market when this newsletter was composed. Few, if any agencies have had any interest in representing SIP properties. There is a lack of exposure to the agencies and the marketplace especially getting the word out on the turnaround that's been instituted. A majority of the listings online are dated (sometimes 4-5 years old), the photos are of poor quality, and most listings are clones of each other. Up until recently, all agents were posting the old HOA fees until the board contacted a few of these agents to get the correction made. Lot prices advertised often make little sense for a property of this magnitude and a red flag to many prospective buyers. The agents who have SIP listings have not made an effort to do a rough reappraisal that reflect the market's upturn. For these agents, selling an SIP lot firesale prices just can not be allowed to continue.

To ensure that the work being done at SIP isn't in vain, the idea for Inest Coastal Realty came about specifically formed to give owners a market platform fitting the property SIP. The agency's goal is to reintroduce SIP to the marketplace regionally and nationally. Installing a permanent office at the gatehouse with a commitment of three years the agency, working with Dowling Home, has just about completed the first SIP marketing website with the expectations of thousands viewing the property weekly. A number of functions inviting hundreds of agents and brokers to the property along with advertised open tours of the property to the public are being initiated. Inest will also be adding the Charleston market MLS to its Myrtle Beach MLS system doubling its market reach. All listings will appear on the top 5 real estate sites in the country such as Zillow, Trulia, Refin, and Realtor.com. In

June, Inest Coastal Realty will begin a one- year advertising contract on the website PrivateCommunities.com. South Island will no longer be an unknown property, and the impact of the Inest Coastal efforts on property values and sales are expected to be strong.

## **EARTHCARE**

The board requested our property management company to seek bids from companies with experience in delivering

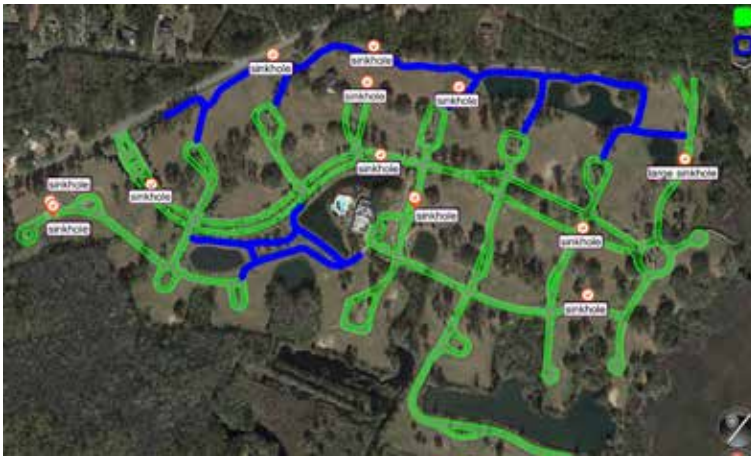


*One of a number irrigation leaks*



*Sample of many common area grass areas to be repaired*

the overall maintenance SIP required. Outside of Mr. Eady's bid of \$175,000, four other bids which included Earthcare were submitted. Those bids ran from \$105,000 to \$175,000 with only one company that included the other general maintenance work (clubhouse/pools, etc.) and none including the maintenance of the irrigation system. The board reviewed a variety of factors and decided Earthcare's bid of \$135,00 was the best choice for incorporating all the maintenance issues mentioned above. Earthcare, owned by Mr. Jarvis, was responsible for the more comprehensive landscape projects at SIP during the initial cleanup. (See projects completed on the HOA website by Earthcare). Mr. Jarvis was the most capable and knowledgeable individual for not only landscaping but also the other areas in the bid's scope of work description. His familiarity with how luxury-gated community should be maintained came from many years living in similar



Sink holes repaired



Clubhouse entrance Hallway ceiling repair

developments on the water and later working in the real estate industry.

**CONCLUSION**

With the upcoming annual owners meeting approaching, you will decide who should serve on the SIP board and the future of SIP. Many owners are a bit confused due to the onslaught of negative emails from former board members. Former board members plan to run again and before casting your vote, please review the facts and remember why they were replaced in the last election. Consider the damage done by the previous board's lack of leadership and vote to continue to move forward positively and productively. Please visit the HOA website (<https://southislandplantationsc.com>) and read the newsletters and list of work accomplished by the present board. It was evident that SIP was in a critical state of disrepair, and the current board has worked diligently to repair and upgrade the property along with hiring a new professional management company. Mindy McVay Abney

chosen to return to the board for another year to help ensure the on-going progress at SIP continues. The future of SIP is in your hands. We have worked hard with the focus on the long-term future and success of South Island Plantation and know we all have the same goals. Please vote thoughtfully for the current board members that have worked diligently to make South Island Plantation the best it can be.

We thank you for the opportunity to continue our work,

- Randy Jarvis
- Kevin Dopf
- Teddy Dowling
- Mindy McVay Abney



Dock on southern of Oak Lawn removed and rebuilt